

**BEFORE INDEPENDENT HEARING COMMISSIONERS
AT RANGIORA / WAIMAKARIRI**

**I MUA NGĀ KAIKŌMIHANA WHAKAWĀ MOTUHAKE
RANGIORA / WAIMAKARIRI**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions and further
submissions on the **Proposed Waimakariri
District Plan**

HEARING TOPIC: **Stream 7A Whaitua Nohonoho – Residential
Zones**

**TABLED EVIDENCE OF CLARE DALE
ON BEHALF OF KĀINGA ORA – HOMES AND COMMUNITIES**

PLANNING

11 SEPTEMBER 2024

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1. EXECUTIVE SUMMARY

- 1.1 My name is Clare Elizabeth Dale, and I am a Senior Planner at Novo Group Limited. I have been engaged by Kāinga Ora – Homes and Communities (**Kāinga Ora**) to provide evidence in support of its primary submission (submitter #325) and further submissions (further submitter #88) on the Waimakariri District Council's (**WDC**) Proposed District Plan (**the PDP**).
- 1.2 The S42A Reporting Officer has recommended accepting some but not all the changes requested by Kāinga Ora. This statement of evidence focuses on the submission points that remain in contention.
- 1.3 In summary the key points of my evidence are as follows:
- (a) The language of PDP Residential Chapter objectives and policies needs changing so that it is consistent with terminology used in the National Policy Statement on Urban Development (**NPS-UD**) and The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Amendment Act**). In particular requiring 'well-functioning urban environments' and adequate provision for long-term residential development capacity as defined in the NPS-UD.
 - (b) In relation to 'amenity values' the Residential objectives and policies require further updates to refer to "*planned urban built form*" or "*anticipated / planned urban environment*". The NPS-UD focuses on the identification and promotion of the future character/amenity of urban environments, rather than protection and preservation of existing amenity (Objectives 1 and 4).
 - (c) The PDP should enable a full variety of housing typologies to be delivered in appropriate locations, that contribute to the provision of quality, affordable housing choices that meet the diverse needs of the community. Of particular relevance to the

Waimakariri District, the NPS-UD directs district plans to enable more people to live in areas of an urban environment near a centre zone or other areas with many employment opportunities (Objective 3).

- 1.4 I consider that amendments are needed to the Residential objectives and policies to ensure that the PDP appropriately responds to the NPS-UD's requirements, provides for future urban growth, residential development capacity and ongoing housing affordability. I have recommended a number of further changes to the wording of the S42A Report provisions in order to better provide for residential development capacity, to give effect to the NPS-UD. I have attached, as **Appendix 2**, a marked up set of provisions showing the further amendments that I recommend.

2. INTRODUCTION

- 2.1 My full name is Clare Elizabeth Dale. I am a senior planner practising with Novo Group Limited in Christchurch. I have the background and experience in my previous statements of evidence dated 1 May 2023 and 10 July 2023. I have recently obtained accreditation as a Hearings Commissioner under the MfE Making Good Decisions programme in May 2024.
- 2.2 Over the past two decades, I've gained extensive experience in the medium density housing sector, in my work across multiple roles. My experience has helped to inform my comprehensive understanding of the consenting issues associated with medium density housing. Of particular relevance to Hearing Stream 7A, I have a significant amount of experience including: as a consultant planner preparing and managing consent applications, a processing planner for Council (19 years) and as a decision maker for Christchurch City Council (15 years). This experience spans the full spectrum of residential development from individual houses and small-scale medium density proposals of 2 – 20 units, through to significant developments such as multi-storey apartment complexes, social housing complexes and large-scale retirement villages. Through that experience I have gained an excellent

practical understanding of the application and implementation of District Plan provisions, particularly for residential developments. This experience has directly informed the opinions and conclusions set out in my evidence which follows.

2.3 I am familiar with the Kāinga Ora corporate intent in respect of the provision of housing within the Waimakariri District. I am also familiar with the national, regional and district planning documents relevant to the PDP.

2.4 In preparing this evidence I have read the Section 32 and Section 42A Reports together with the associated appendices prepared by Council staff and the Kāinga Ora evidence prepared by Mr Josh Neville (Corporate).

Code of Conduct

2.5 Although this is a Council hearing, I confirm that I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023. I have complied with the Code of Conduct in preparing this evidence and agree to comply with it while giving evidence.

2.6 Except where I state that I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

Scope of Evidence

2.7 My evidence covers submissions and further submissions on the PDP in relation to, the general residential objectives and policies. It does not cover other provisions in the PDP General (**GRZ**) and Medium Density Residential Zones (**MDRZ**) as these have been replaced by Variation 1(**V1**) as far as Kāinga Ora were interested in these zones. Kāinga Ora has no interest in the Residential Large Lot zone or Settlement zone.

2.8 My evidence will address the following matters:

(a) Objective RESZ-01 Residential growth, location and timing¹.

¹ Submission point 325.192

- (b) Objective RESZ-02 and Policy RESZ-P1 Design of Development².
- (c) Objective RESZ-03 Residential form, scale, design and amenity values³.
- (d) Objective RESZ-05 – Housing Choice and Policy RESZ-P8 Housing Choice⁴.
- (e) RESZ-P2 Multi-unit residential development⁵.
- (f) RESZ-P3 Safety and well-being⁶.

2.9 I note that the relevant statutory documents have been identified and outlined within the Section 42A Report by Mr Maclennan and I agree with the identification of those matters.

3. KĀINGA ORA SUBMISSIONS AND FURTHER SUBMISSIONS

3.1 The Kāinga Ora submission and further submission points allocated to the Stream 7A hearings are attached in **Appendix 1**.

3.2 As outlined in the corporate evidence of Mr Neville, Kāinga Ora seeks to ensure that the PDP provisions align with national planning directions to provide for well-functioning environments that meet the needs of current and future generations. Kāinga Ora seeks amendments to the PDP to ensure that development opportunities are maximised in locations that are located close to public transport, employment opportunities and public amenities such as education facilities, retail, and community services. In this way, well-functioning environments are formed to provide for the whole communities social, economic, and cultural well-being.

² Submission points 325.193 and 325.197

³ Submission point 325.194

⁴ Submission points 325.196 and 325.204

⁵ Submission point 325.198

⁶ Submission point 325.199

4. RECOMMENDATIONS BY SECTION 42A REPORT AND RESPONSE

4.1 The evidence below is structured around the key provision headings in the Section 42A Report first noting the points of agreement.

Areas of Agreement with Section 42A Report

4.2 Having reviewed the Section 42A Report on the Residential Zones, I generally support the following recommendations by the reporting planner Mr Maclennan, and therefore I have not specifically addressed those matters in detail:

- (a) RESZ-P4⁷ Sustainable design. I agree with Mr Maclennan that sustainable design should be 'encouraged' in residential building design and note that policy does not give rise to any methods in the Residential Chapter, as the policy is largely aspirational.
- (b) RESZ-P13 Location of higher density development⁸. I agree with Mr MacLennan that this policy can be deleted as it is covered in the medium density specific policies in the MRZ as updated by V1.

Objective RESZ-01 Residential growth, location and timing

4.3 Kāinga Ora sought amendments to RESZ-O1 to ensure that its wording aligned with NPS-UD in particular policy 1 and policy 2 that seek well-functioning urban environments that have or enable a variety of homes that meet the needs (in terms of type, price and location) of different households and that at least sufficient development capacity is provided to meet expected demand for housing over the short, medium and long term.

4.4 In the Section 42A Report⁹ Mr Maclennan has rejected this submission point, noting that in his view the submission narrows the focus of the objective so that it solely relates to enabling more housing to meet

⁷ Submission point 325.200

⁸ Submission point 325.206

⁹ S42A paragraph 108

demand and does not cover the other relevant matters currently included to respond to community and district needs.

- 4.5 I agree with Kāinga Ora that RESZ-01 should better reflect the NPS-UD provisions and also the strategic directions in SD-O2, UDF-O1 and UDF-P1. However, I also acknowledge that as drafted in the submission Mr Maclennan is correct that the text amendment does not cover 'growth', 'location' and 'timing' as suggested in the policy heading. I suggest the following re-drafting of RESZ-01.

RES-01 Residential growth, location and timing

Enable residential growth that provides a wide variety of housing typologies and densities:

- 1. to meet the communities needs for housing in the short, medium and long term; and*
- 2. in locations that are in close proximity to activity centres, existing or planned active and public transport routes, community services, and public open spaces.*

- 4.6 The relief sought by Kāinga Ora is also set out in **Appendix 2**.

Objective RESZ-02 Design of development and Policy RESZ-P1 Design of Development

- 4.7 Kāinga Ora sought amendments to objective RESZ-O1 as follows:

'Residential development sustainability

~~Efficient and sustainable use and development of residential land and infrastructure is provided through appropriate location of development and its design~~'.

- 4.8 Further, Kāinga Ora also sought amendments to related policy RESZ-P1 as they considered that the details of residential design are adequately covered by relevant objectives, policies, rules and matters of discretion in the relevant zones. The following wording was provided in the submission.

RESZ-P1 Design of development

'Built form provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces'.

- 4.9 In the Section 42A Report Mr MacLennan has rejected the submission points, noting that in his view the amendments sought simplify the objective too much, to a point that it is not helpful. In relation to the policy, he considers that the Kāinga Ora submission removes the nuanced direction that this policy is for 'new' development. Finally, Mr MacLennan considers that the detail within the proposed policy supports the introduction of the rules within the Residential zone chapters that drive the amenity-based standards.
- 4.10 I support the Kāinga Ora amendments simplifying this objective as the location and design of development are covered in other objectives and policies including, RESZ-O1 (as amended above), RESZ-P2 (as amended below) and in RESZ-P4 Sustainable Design that contains more specific detail on sustainability measures to be encouraged. However, I also consider that residential development should be 'integrated' with infrastructure as required by NPS-UD Objective 6 and Policy 10 and have recommended revised text in **Appendix 2** covering this.
- 4.11 With regard to RESZ-P1, I don't understand Mr MacLennan's comments about the nuance of policy being for 'new development' as surely all provisions apply to 'new development', a District Plan is not generally used for assessing existing activities. For policy RESZ-P1 I support the text amendments sought by Kāinga Ora as the level of detail in the policy as notified does not reflect all of the residential zones (medium density to large lot residential) and the design outcomes in each zone are better located in their subchapters.
- 4.12 The relief sought by Kāinga Ora is set out in **Appendix 2**.

Objective RESZ-03 Residential form, scale, design, and amenity values

- 4.13 The Kāinga Ora submission seeks amendments to RESZ-P3 to make the outcomes of the objective more tangible by focusing on the built form, as follows:

'Residential form, scale, and design and amenity values

Development is in keeping with the anticipated built form of the applicable residential zone. A form, scale and design of development that:

- 1. ~~achieves a good quality residential environment that is attractive and functional;~~*
- 2. ~~supports community health, safety and well-being;~~*
- 3. ~~maintains differences between zones; and~~*
- 4. ~~manages adverse effects on the surrounding environment'.~~*

- 4.14 This relief has been rejected by Mr Maclennan noting the submission simplifies the objective to the point it is largely unhelpful. He considers retaining the reference to appropriate location and design provides more direction on the outcome the objective is seeking to achieve. Further, that the more specific direction included within the notified version of the objective better achieves the direction within SD-O2(2) which ensures that urban development recognises the existing character, amenity values, and is attractive and functional. I note that the S42A¹⁰ Officer Mr Buckley for Hearing Stream 1 Strategic Directions has recommend removing the words 'existing character' and replacing them with 'planned urban form' within SD-O2 in response to Kāinga Ora submission 325.3.

- 4.15 I support the Kāinga Ora submission and consider that the objective needs to be consistent with the NPS-UD noting that it is not existing character and amenity of residential zones that it is be maintained, rather the character and amenity of the zone will evolve over time in response to the planned urban / built form. Also, I note that RESZ-O3 stems from UDF-P2(e) where I have recommended in Stream 1 that wording is altered to better reflect the NPS-UD to specifically acknowledge, that as the character of planned urban areas evolves to deliver a compact urban form, amenity values will change rather than

¹⁰ Strategic Directions S42A paragraph 56.

be 'maintained' over time. The NPS-UD clearly focuses on the identification and promotion of the future character/amenity of urban environments, rather than protection and preservation of existing amenity (Objectives 1 and 4). As such I recommend the following text amendments to the objective:

RESZ -O3 Residential form, scale, design and amenity values

Enable residential development of a form, scale and design that:

- 1. is commensurate with the zone and the planned urban built form, and*
- 2. that manages adverse effects on amenity values that will change over time as the zone is developed.*

4.16 The above revised wording is also recommended in **Appendix 2**.

Objective RESZ-05 – Housing Choice and Policy RESZ-P8 Housing Choice

4.17 Kāinga Ora seek that the Housing Choice objective is amended to provide greater clarity and better reflect the NPS-UD, they seek that the objective be replaced with the following:

'A wide range of housing typologies and sizes are provided to ensure choice for the community and to cater for population growth and changing demographics.'

4.18 Related to this Kāinga Ora also seek to amended the related housing choice policy to align its focus on enabling development around built form as follows:

'Enable a range of housing typologies that achieve the residential built form anticipated for each zone'.

4.19 In the S42A Report Mr MacLennan has raised concerns about the redrafting of RESZ-O5 to enable a wide range of housing type sizes and densities in each township. Noting the objective as notified ensures that range of residential unit types and densities are provided for across the district as a whole and that a wide range of densities would not be

appropriate in some of the residential zones for example the Settlement Zone or the Large Lot Zone.

4.20 Mr MacLennan also does not support the amendments to policy RESZ-P8 to remove reference to the role that good urban design plays in enabling integration with the surrounding residential area and infrastructure, which is in his view required to achieve RES-O3. He notes that the focus on enabling the built form anticipated for each zone proposed by Kāinga Ora does not provide a decision maker with any guidance on how to consider applications that are not anticipated within a Residential zone.

4.21 I support the Kāinga Ora submission points in part. With regard to RESZ-O5 I understand Mr MacLennan's concerns about allowing a variety of densities and typologies in for example the Large Lot Residential zone. I consider that clarity around different densities and typologies across different low to medium density zones is required. I have suggested amendments to the objective that set out that there are a range of zones that allow for different residential activities and densities and then the policy connects these to the planned urban form for the different zones.

RESZ-O5 Housing Choice

A range of residential zones that provide for the needs of the community through provision of:

- 1. a range of residential activities; and*
- 2. a variety of residential unit densities.*

4.22 With regard to the policy RESZ-P8 I do not share Mr MacLennan's concerns about the policy referencing the planned urban form and not offering the decision maker any guidance on how to assess an application. This is because the types of residential densities and variety of housing anticipated in the zones is contained within the zone-specific objectives and policies.

RESZ-P8 Housing Choice

Enable a variety of housing typologies that achieve the planned urban form anticipated for each zone.

- 4.23 I therefore propose amendments to the S42A version of RESZ-O5 and RES-P8 to ensure consistency with the NPS-UD and reflect the different outcomes sought across the variety of Residential zones. The recommended changes are in **Appendix 2**.

Policy RESZ-P2 Multi-unit residential development

- 4.24 The amendment sought by Kāinga Ora was to delete this policy in its entirety, consistent with its submission to delete the definition of multi-unit residential development and the multi-unit rule from the MRZ (as accepted in the V1 S42A Report). Kāinga Ora consider the content of RES-P2 is already covered in RESZ-P1.

- 4.25 Mr MacLennan has rejected the relief¹¹ noting that he does not agree that the outcomes sought would be achieved through GRZ-P1 which does not contain specific direction on residential character and amenity values and that in his view RESZ-P2, provides specific direction on the management of multi-unit developments which support the rule package for these activities.

- 4.26 I agree with Kāinga Ora that this policy is not required as the details are either provided in RESZ-P1 or in the zone subchapters for example GRZ-P1 or MRZ-P3. I also note that the S42A Officer for V1 has agreed that the rule for multi-unit residential development MRZ-R18 should be deleted as per the text amendments in Appendix A to that S42A.

- 4.27 I therefore recommend that RESZ-P2 be deleted.

Policy RESZ-P3 Safety and well-being

- 4.28 The Kāinga Ora PDP submission seeks to delete RESZ-P3 in its entirety as the matters are either already covered by RESZ-P1 as amended or are managed by other parts of the plan for example noise, signs and glare. However, an additional mandatory clause from the

¹¹ S42A paragraph 157

Medium Density Residential Standards (MDRS) introduced through the Amendment Act is proposed to be added through Variation 1 which was supported by Kāinga Ora V1 submission.

4.29 Mr Maclennan has rejected the relief requested in relation RESZ-P3 for several reasons:

- RESZ-P3 is one of a suite of policies which support the direction of RESZ-O3 ensuring safety and wellbeing across our residential areas.
- The policy is necessary to provide direction regarding Crime Prevention Through Environmental Design (CPTED) principles.
- As the residential chapter includes objectives and policies that apply to all residential zones, the broad references to managing signs, night-time light and noise within RES-P3 are appropriate as further details are included within the zone-specific chapters for example: LLRZ-P4, GRZ-P1(2), MRZ-P1(4), and SETZ-P1(4).

4.30 Mr Maclennan, does however agree with Kāinga Ora that the reference to '*peaceful and pleasant living environments*' is unnecessary, subjective and can be removed.

4.31 In my view signs¹², noise¹³, transport¹⁴ and lighting¹⁵ are already sufficiently covered in other PDP chapters and do not need repeating here. However, I agree that safety should remain in the policy as this links to the zone polices and the matters of discretion in RES-MD2 (both as notified and as redrafted in my Stream 7B evidence¹⁶). I recommend the mandatory MDRS policy is included, as per the below as it is also relevant to the PDP not just V1:

¹² SIGN-O1, SIGN-P4 and SIGN-MD2

¹³ NOISE-O1, NOISE-P1 and NOISE-MD1

¹⁴ TRAN-O1, TRAN -P4 and TRAN-P5

¹⁵ LIGHT-O1, LIGHT-P1 and LIGHT MD-1.

¹⁶ Stream 7B evidence paragraph 3.107.

RESZ-P3 Safety and well-being

Encouraging development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance¹⁷.

4.32 The revised wording is also recommended in **Appendix 2**.

5. SUMMARY OF PROPOSED WORDING CHANGES SOUGHT

5.1 The proposed additional changes sought by Kāinga Ora are included in **Appendix 2** of my evidence. I can confirm that the version of relief in my evidence represents the full “updated” set of relief requested by Kāinga Ora in relation to this hearing topic.

6. CONCLUSION

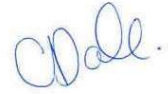
6.1 I consider that the amendments sought by Kāinga Ora, as outlined in this evidence and summarised in **Appendix 2**, will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of the PDP and other relevant statutory documents including the NPS-UD. In my opinion, the underlying principles that have informed the proposed changes set out in the Kāinga Ora submissions and evidence will better align the PDP with the NPS-UD and the purpose, principles and provisions of the RMA as amended by the Amendment Act.

6.2 The national direction contained within the NPS-UD requires the Council to provide for well-functioning urban environments which are capable of absorbing change over time. The NPS-UD specifically acknowledges that urban environment should provide for at least sufficient opportunities for housing and business land to meet demand and that a range of dwelling types within different locations are provided to meet the needs to people and communities for current and future generations.

6.3 Furthermore, the amendments sought by Kāinga Ora, which I have assessed throughout my evidence will strike an appropriate balance between managing adverse effects of development and enabling

¹⁷ Mandatory MRDS policy.

opportunities and change to provide for well-functioning urban environments.

A handwritten signature in blue ink, appearing to read "Clare Dale".

Clare Dale
11 September 2024

Appendix 1: Kāinga Ora Submission and Further Submission Points for Stream 7A Hearing / PDP Residential Zones

Part 3: Area Specific Matters			
Part 3: Area Specific Matters – General Objectives and Policies for all Residential Zones			
Part 3: Area Specific Matters - General Objectives and Policies for all Residential Zones: Introduction			
<i>Introduction</i>	Support in part	Kāinga Ora supports the introduction subject to minor edits for accuracy and reflect the revised provisions, including the recommendation to remove minimum density requirements.	<p>Amend as follows:</p> <p>The key difference between the General Residential Zone and Medium Density Residential Zone is <u>housing density the anticipated built form within each zone</u>, with the latter <u>providing for greater building height and site coverage in contrast to the General Residential Zone. The Medium Density Residential Zone is</u> located within walkable distance to town centres, schools, open space and transport routes. The Settlement Zone differs from both of these zones, providing for a greater range of commercial activity, as the settlements do not have their own business zones. The Large Lot Residential Zone provides for very low density rural residential living opportunities with an open, spacious character.....</p>
Part 3: Area Specific Matters - General Objectives and Policies for all Residential Zones: Objectives			
<i>RESZ-01</i>	Support in part	Kāinga Ora seeks amendments to better align with NPS-UD Policy 2 and 3.	<p>Amend as follows:</p> <p>Residential growth, location and timing <u>Sustainable Residential growth that:</u></p> <ol style="list-style-type: none"> <u>1. provides enables more housing in appropriate locations to meet demand over the short, medium and long-term in a timely manner according to growth needs;</u> <u>2. is responsive to community and district needs; and enables new development, as well as redevelopment of existing Residential Zones.</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
RESZ-02	Support in part	Kāinga Ora generally supports this policy but seeks amendments to remove ambiguity.	<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>Amend as follows:</p> <p>Residential <u>development sustainability</u> Efficient and sustainable use <u>and development</u> of residential land and infrastructure is provided through appropriate location of development and its design.</p>
RESZ-03	Support in part	Kāinga Ora generally supports the intent of this policy however seeks amendments to make the outcomes sought by the policy more tangible by focusing on built form.	<p>Amend as follows:</p> <p>Residential form, scale, <u>and design and amenity values</u> <u>Development is in keeping with the anticipated built form of the applicable residential zone.</u></p> <p>A form, scale and design of development that:</p> <ol style="list-style-type: none"> 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and <p>manages adverse effects on the surrounding environment.</p>
RESZ-04	Support in part	Kāinga Ora generally supports this policy but seeks amendments to provide greater clarity.	<p>Amend as follows:</p> <p>Non-residential activities Small scale non-residential activities that take place in residential areas support the function of local communities.</p> <p><u>Non-residential activities are compatible with the scale and intensity of development anticipated by the applicable zone and maintain the amenity of the neighbourhood.</u></p>
RESZ-05	Support in part	Kāinga Ora generally supports this policy but	<p>Amend as follows:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
		seeks amendments to provide greater clarity and better reflect the NPS-UD (Part 3 – Implementation)	<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>Housing choice <u>A wide range of housing typologies and sizes are provided to ensure choice for the community and to cater for population growth and changing demographics.</u></p> <p>Residential Zones provide for the needs of the community through: 1. a range of residential unit types; and 2. a variety of residential unit densities.</p>
Part 3: Area Specific Matters - General Objectives and Policies for all Residential Zones: Policies			
RESZ-P1	Support in part	Kāinga Ora seeks amendments to this policy. It is considered too prescriptive. The details are adequately covered by relevant rules and matters of discretion.	<p>Amend as follows:</p> <p>Design of development <u>Built form provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces.</u></p> <p>New development in residential areas is well designed and laid out, including by: 1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other greensurface treatment, and stormwater attenuation;</p> <p>3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised;</p> <p>4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated;</p> <p>5. minimising the adverse impact of high fences on streetscape character and public safety; and</p> <p>6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).</p>
RESZ-P2	Support in part	Kāinga Ora opposes this policy – the outcomes sought can be adequately achieved through GRZ-P1.	<i>Delete RESZ-P2 in its entirety.</i>
RESZ-P3	Oppose	Kāinga Ora seeks the deletion of this policy as this matter is already covered by RESZ-P1 as amended.	<i>Delete RESZ-P3 in its entirety.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
		Management of noise, signs, glare, etc are managed by other parts of the plan.	Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
RESZ-P4	Oppose	Kāinga Ora seeks that this policy be deleted as it has no methods of implementation.	Delete RESZ-P3 in its entirety.
RESZ-P5	Support	Kāinga Ora supports this policy which assists the supply of commercial space in Rangiora Town Centre.	Retain as notified.
RESZ-P6	Support in part	Kāinga Ora seeks amendments to align with comments on RESZ-P3.	<p>Amend as follows:</p> <p>Non-residential activities</p> <p>Non-residential activities are provided for in a manner that:</p> <ol style="list-style-type: none"> 1. avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities; 2. ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and 3. recognise that <u>the following some</u> non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects: <ol style="list-style-type: none"> a. community facilities; b. educational facilities; and c. childcare facilities.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
RESZ-P7	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
RESZ-P8	Support in part	Kāinga Ora seeks amendments to align with its focus on enabling development around built form.	<p>Amend as follows:</p> <p>Housing choice</p> <p><u>Enable a range of housing typologies that achieve the residential built form anticipated for each zone.</u></p> <p>Enable a range of residential unit types, sizes and densities where:</p> <p>1. good urban design outcomes are achieved; and</p> <p>2. development integrates with surrounding residential areas and infrastructure.</p>
RESZ-P11	Support	Kāinga Ora supports this policy as proposed.	<i>Retain as notified.</i>
RESZ-P13	Oppose	Kāinga Ora seeks a deletion of P13 which relates to the location of higher density housing as it is more appropriately addressed under MRZ-O1 and GRZ-P1.	<i>Delete RESZ-P13 in its entirety</i>
RESZ-P14	Oppose	Kāinga Ora opposes the setting of minimum net density required for new Development Areas and seeks these are amended.	<i>Delete minimum net density requirements or if not, amend to a higher household per ha requirement.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
Part 3: Area Specific Matters			
Part 3: Area Specific Matters – General Residential Zone			
Part 3: Area Specific Matters - General Residential Zone: Introduction			
<i>Introduction</i>	Support in part	Kāinga Ora supports the introduction subject to minor edits for accuracy and clarity.	<p>Amend as follows:</p> <p>The purpose of the General Residential Zone is to provide for residential areas predominantly used for residential activity, with a mix of building types, and other compatible activities that provide for maintenance or enhancement of residential amenity values. Activities provided for include community facilities, health care facilities, places of assembly and other activities that are at a scale and generate a range of effects that is consistent with residential <u>environment character</u>.</p> <p>The General Residential Zone makes up the majority of the residential areas in the District, with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus, as well as the development of new greenfield areas.</p>
Part 3: Area Specific Matters - General Residential Zone: Objective			
<i>GRZ-01</i>	Support in part	Kāinga Ora supports this objective subject to replacing the reference from ‘suburban’ to ‘urban’ and removing reference to ‘larger’ to better reflect the anticipated character of the zone.	<p>Amend as follows:</p> <p>General Residential Zone</p> <p>A general suburban residential zone with a range of larger-site sizes providing for predominantly residential use.</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
Part 3: Area Specific Matters – General Residential Zone: Policies			
GRZ-P1	Oppose	Kāinga Ora seeks wholesale changes to this policy to align with the NPS-UD and better describe the character and amenity anticipated for the zone	<p>Amend as follows:</p> <p>Residential character and amenity values</p> <p>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:</p> <ol style="list-style-type: none"> 1. provides for suburban character on larger sites primarily with detached residential units; 2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs; 3. provides opportunities for multi-unit residential development on larger sites; 4. has sites generally dominated by landscaped areas, with open spacious streetscapes; 5. through careful design provides a range of higher density living choices to be developed within the zone; and 6. provides for small scale commercial activity that services the local community, and home businesses at a scale consistent with surrounding residential character and amenity values. <p><u>Enable development that is consistent with the anticipated built form of the General Residential Zone by controlling:</u></p> <ol style="list-style-type: none"> a. <u>The design and layout of four or more dwellings in order to:</u> <ol style="list-style-type: none"> i. <u>Achieve the planned built form of the zone;</u> ii. <u>Achieve attractive and safe streets and public open spaces;</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <ul style="list-style-type: none"> iii. <u>Manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and</u> iv. <u>Achieve high quality onsite living environments.</u> b. <u>Building height, bulk and location;</u> c. <u>Site coverage and outdoor living space;</u> d. <u>Setbacks from boundaries; and</u> e. <u>Height in relation to boundary.</u>
GRZ-P2	Support	Kāinga Ora support this policy.	<i>Retain as notified.</i>
Part 3: Area Specific Matters - General Residential Zone: Rules			
GRZ-R1	Support	Kāinga Ora support the approach taken to built form standards.	<i>Retain as notified.</i>
GRZ-R2	Support in part	<p>Kāinga Ora does not support the current rule framework, whereby multi-unit residential development is considered under a separate rule (GRZ-R19).</p> <p>Kāinga Ora seeks integration of rule GRZ-R19 with GRZ-R2.</p> <p>Consistent with its overarching submission, Kāinga Ora oppose the definition of “multi-unit residential development” and corresponding rule frameworks.</p> <p>Consequential changes are sought throughout the PDP to reflect this.</p>	<p>Amend as follows:</p> <p>Activity status: PER</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>No more than three residential units are established on the site.</u> <p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 2. <u>More than three residential units are established on the site.</u> <p><u>Matters of discretion are restricted to: RES-MD2 - Residential design principlesRES-MD7</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<p>- Outdoor storage</p> <p><u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p> <p>Activity status when compliance not achieved: N/A</p>
GRZ-R3	Support	Kāinga Ora support the standards that apply to minor residential units.	<i>Retain as notified.</i>
GRZ-R4	Support	Kāinga Ora support the permitted residential activity rule as proposed.	<i>Retain as notified.</i>
GRZ-R5	Oppose	These activities are permitted under earthworks provisions and are considered unnecessary.	<i>Delete GRZ-R5 in its entirety.</i>
GRZ-R6	Support	Kāinga Ora support the standards that apply to accessory buildings or structures.	<i>Retain as notified.</i>
GRZ-R7	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	<p>Amend as follows:</p> <p>Activity status when compliance not achieved: RDIS</p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RES-MD#</u></p> <p><u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u></p> <ol style="list-style-type: none"> 1. <u>Effects on character and amenity values of the residential area.</u> 2. <u>Parking and access; safety, efficiency, and impacts</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p><u>on street parking and neighbours.</u></p> <p>3. <u>Effects arising due to non-compliance with scale.</u></p>
GRZ-R8	Support	Kāinga Ora support this rule.	<i>Retain as notified.</i>
GRZ-R9	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	<p>Amend as follows:</p> <p>Activity status when compliance not achieved: DISRDIS</p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>RES-MD#</u></p> <p><u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u></p> <ol style="list-style-type: none"> 1. <u>Effects on character and amenity values of the residential area.</u> 2. <u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> 3. <u>Effects arising due to non-compliance with scale.</u>
GRZ-R10	Support in part	<p>Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the GRZ.</p> <p>Amendments also required to clarify the relationship between clauses 7 and 8.</p>	<p>Amend as follows:</p> <p>Where:</p> <p>7. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>8. the home business involves paid childcare, a maximum of four non-resident children shall be cared for.</p> <p>Activity status when compliance not achieved: DISRDIS</p> <p><u>Matters of discretion are restricted to:</u> <u>RES-MD#</u></p> <p><u>RES-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u></p> <ol style="list-style-type: none"> 1. <u>Effects on character and amenity values of the residential area.</u> 2. <u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> 3. <u>Effects arising due to non-compliance with scale.</u>
GRZ-R11	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R12	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R13	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R14	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R15	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R19	Oppose	Kāinga Ora generally supports this rule but seeks changes so that the rule only applies when there are more than three units	<i>Delete GRZ-R19 in its entirety</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
		<p>proposed. This aligns with the changes sought to GRZ-R2.</p> <p>As noted at GRZ-R2 – Kāinga Ora opposes “multi-unit residential development” being its own rule and instead seeks its integration with GRZ-R2.</p> <p>Deletion of this rule is sought, with the matters noted in Kāinga Ora comments on Rule GRZ-R2 being incorporated.</p>	
GRZ-R20	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
GRZ-R21	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
Part 3: Area Specific Matters - General Residential Zone – Built Form Standards			
GRZ-BFS1	Oppose	<p>Kāinga Ora oppose this standard.</p> <p>Land Use density limitations do not sufficiently enable residential intensification, and unduly restrict the intensification of residential land.</p> <p>Reliance on built form standards and enabling provisions for more than one unit on a site are considered more appropriate.</p>	<i>Delete GRZ-BFS1 Site density</i>
GRZ-BFS2	Support in part	Kāinga Ora generally supports these standards but seeks that any non-compliance is restricted discretionary to better reflect the	Amend as follows:
GRZ-BFS3			Activity status when compliance not achieved: DISRDIS

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
GRZ-BFS4		anticipated built form of the zone and localised effects associated with any breach.	<p>Changes sought by Kāinga Ora is shown in red as striketrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p><u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u></p> <p><u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but maybe limited notified.</u></p>
GRZ-BFS5	Support in part	<p>Kāinga Ora generally supports this standard, but requests amendments.</p> <p>Garages need only be setback if the vehicle door faces the road. Otherwise design issues are covered by the street interface rule below.</p> <p>Deletion of standard seeking to control vegetation and structures on corner sites considered to be unworkable. Adequate visibility at intersections is typically provided by footpaths and road berms.</p>	<p>Amend as follows:</p> <ol style="list-style-type: none"> 1. Any building or structure other than a garage shall beset back a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the minimum setback shall be 6m) except for: <ol style="list-style-type: none"> a. any fence permitted by GRZ-BFS8; b. poles and masts up to 6.5m in height above groundlevel; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. the replacement, maintenance and minor upgrading of any infrastructure; and any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. 2. Any garage <u>with a vehicle door that faces the street</u> shall be set back a minimum of 6m from the road boundary. 3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>4. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure GRZ-1.</p> <p>5. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p> <p>Figure GRZ-1: Structure and Vegetation Setback</p>
GRZ-BFS6	Support in part	<p>Kāinga Ora seek and amendment to this standard.</p> <p>Any requirement to have a door face a street is overly prescriptive and not always appropriate. The glazing requirement is adequate.</p> <p>Change the notification clause so there is no public or limited notification.</p>	<p>Amend as follows:</p> <ol style="list-style-type: none"> 1. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <ol style="list-style-type: none"> a. have at least one habitable room or kitchen located facing the street at ground level; and b. include at least 20% <u>15%</u> of the front façade in glazing (within window or door panels) of which at least half is clear; and c. shall have a door that is directly visible and accessible from the street. 2. Garage doors that face the street shall have a combined maximum width of 6.5m. <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
GRZ-BFS7	Support	Kāinga Ora supports this standard as proposed.	<i>Retain as notified</i>
GRZ-BFS8	Support in part	Kāinga Ora generally support this standard But seeks that the requirement to have permeable fencing between 0.9m and 1.2m is deleted as it is considered unduly restrictive when compared to any perceived environmental effects.	Amend as follows: 1. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway shall be: a. no higher than 1.2m above ground level; or b. where the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable. 2. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure GRZ-2, within 5m of any accessway, or within the structure and vegetation setback area shown in Figure GRZ-1.
GRZ-BFS9	Oppose	Kāinga Ora supports this standard in part, but seeks amendments to reflect the scale of activity anticipated in the zone and provide greater clarity about what can be included in the OLS. As currently drafted, a deck would potentially not be allowed in the OLS. Item 3 should be amended as per above. No further reduction is considered necessary.	Amend as follows: 1. For any residential unit: a. a minimum of 100m² <u>30m²</u> of continuous outdoor living space able to contain a circle with a diameter of 8m <u>4m</u> shall be provided within the site of a residential unit (except a residential unit in a retirement village); and b. the required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line. 2. For any minor residential unit:

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <ul style="list-style-type: none"> a. <u>a minimum of 15m² of continuous outdoor living space able to contain a circle with a minimum dimension of 3m shall be provided</u> an outdoor living space able to contain a circle with a diameter of 6m shall be provided; and b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line; and c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit. d. <u>The required minimum area of outdoor living space shall be free of driveways, manoeuvring areas, parking spaces, accessory buildings, and service areas.</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
Part 3: Area Specific Matters			
Part 3: Area Specific Matters – Medium Density Residential Zone			
Part 3: Area Specific Matters - Medium Density Residential Zone: Introduction			
<i>Introduction</i>	Support in part	Kāinga Ora supports the introduction subject to minor edits for accuracy and clarity.	<p>Amend as follows:</p> <p>The purpose of the Medium Density Residential Zone is to provide for residential areas predominantly used for residential activity with moderate concentration and bulk of buildings, such as detached, semi-detached and terrace housing, low rise apartments and other compatible activities. Such areas are identified close to town and neighbourhood centres, along public transport corridors, or close to public transports <u>transport stops and open space</u>.</p> <p>The Medium Density Residential Zone is located in the township areas of Rangiora, Kaiapoi, Oxford, Woodend and Silverstream.</p>
Part 3: Area Specific Matters - Medium Density Residential Zone: Objectives			
<i>MRZ-O1</i>	Support in part	Kāinga Ora supports this objective subject to replacing the reference from ‘suburban’ to ‘urban’ to better reflect the anticipated character of the zone.	<p>Amend as follows:</p> <p>Provision of medium density <u>residential</u> housing</p> <p>A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.</p>
Part 3: Area Specific Matters - Medium Density Residential Zone: Policies			
<i>MRZ-P1</i>	Oppose	Kāinga Ora seeks wholesale changes to this policy to align with the NPS-UD and better describe the character and amenity	<p>Amend as follows:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
		anticipated for the zone	<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>Residential character <u>and amenity values</u></p> <p>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:</p> <ol style="list-style-type: none"> 1. higher density living in areas with better access for walking to parks, main centres or local commercial centres; 2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment; 3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character; 4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs; 5. appropriate internal amenity within sites; 6. a mix of detached, semi-detached and multi-unit living; 7. small scale commercial, or community-based activities, that service the local community, and home businesses; and 8. a wider range of home business based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre. <p><u>Enable the planned residential character and amenity of the Medium Density Residential Zone by controlling:</u></p> <ol style="list-style-type: none"> a. <u>The design and layout of four or more dwellings in order to:</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <ul style="list-style-type: none"> i. <u>Achieve the planned character of the zone;</u> ii. <u>Achieve attractive and safe streets and public open spaces;</u> iii. <u>Manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and</u> iv. <u>Achieve high quality onsite living environments.</u> <ul style="list-style-type: none"> b. <u>Building height, bulk and location;</u> c. <u>Site coverage and outdoor living space;</u> d. <u>Setbacks from boundaries; and</u> e. <u>Height in relation to boundary.</u>
Part 3: Area Specific Matters - Medium Density Residential Zone: Rules			
MRZ-R1	Support	Kāinga Ora support the approach taken to built form standards.	<i>Retain as notified.</i>
MRZ-R2	Support in part	<p>Kāinga Ora does not support the current rule framework, whereby multi-unit residential development is considered under a separate rule (MRZ-R18).</p> <p>Kāinga Ora seeks integration of rule MRZ-R18 with MRZ-R2.</p> <p>Consistent with its overarching submission, Kāinga Ora oppose the definition of “multi-unit residential development” and corresponding rule frameworks.</p> <p>Consequential changes are sought throughout the PDP to reflect this.</p>	<p>Amend as follows:</p> <p>Activity status: PER</p> <p><u>Where:</u></p> <p>1. <u>No more than three residential units are established on the site.</u></p> <p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p> <p>2. <u>More than three residential units are established on the site.</u></p> <p><u>Matters of discretion are restricted to: RES-MD2 -</u></p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<u>Residential design principles RES-MD7</u> <u>- Outdoor storage</u> <u>Notification</u> <u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u> Activity status when compliance not achieved: N/A
MRZ-R3	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R4	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R5	Oppose	Kāinga Ora seeks that this this rule be deleted in its entirety as these activities are permitted under the earthworks provisions.	<i>Delete MRZ-R5</i>
MRZ-R6	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R7	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	Amend as follows: Activity status when compliance not achieved: DISRDIS <u>Matters of discretion are restricted to:</u> <u>RES-MD#</u> <i>(Insert new matter of discretion)</i> <u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
			<ol style="list-style-type: none"> 1. <u>Effects on character and amenity values of the residential area.</u> 2. <u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> 3. <u>Effects arising due to non-compliance with scale.</u>
MRZ-R8	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R9	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	<p>Amend as follows:</p> <p>Activity status when compliance not achieved: DISRDIS</p> <p><u>Matters of discretion are restricted to:</u> <u>RES-MD#</u></p> <p><i>(Insert new matter of discretion)</i></p> <p><u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u></p> <ol style="list-style-type: none"> 1. <u>Effects on character and amenity values of the residential area.</u> 2. <u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> 3. <u>Effects arising due to non-compliance with scale.</u>
MRZ-R10	Support in part	Kāinga Ora generally supports this rule subject to a change of activity status for a breach to RDIS to better reflect the anticipated activity within the MRZ.	<p>Amend as follows:</p> <p>Where:</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
		Amendments also required to clarify the relationship between clauses 7 and 8.	<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <ol style="list-style-type: none"> 1. the activity does not include any food and beverage outlet, funeral related services and facility, heavy industry, vehicle sales, or vehicle repair, storage or dismantling; and 2. the home business involves paid childcare, a maximum of four non-resident children shall be cared for. <p>Activity status when compliance not achieved: DISRDIS</p> <p><u>Matters of discretion are restricted to:</u> <u>RES-MD#</u></p> <p><u>Res-MD# Use of Residential Unit as a Boarding House, Visitor Accommodation or Home Business</u></p> <ol style="list-style-type: none"> 1. <u>Effects on character and amenity values of the residential area.</u> 2. <u>Parking and access; safety, efficiency, and impacts on street parking and neighbours.</u> 3. <u>Effects arising due to non-compliance with scale.</u>
MRZ-R10	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R11	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R12	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R13	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
MRZ-R14	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R15	Support in part	Kāinga Ora supports this rule subject to correcting typographical error.	Amend as follows: 1. the maximum GFA of building occupied by the educational facility <u>health care facility</u> shall be 200m ² .
MRZ-R16	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R17	Support	Kāinga Ora supports this rule as proposed.	<i>Retain as notified.</i>
MRZ-R18	Oppose	<p>Kāinga Ora generally supports this rule but seeks changes so that the rule only applies when there are more than three units proposed. This aligns with the changes sought to MRZ-R2.</p> <p>As noted at MRZ-R2 – Kāinga Ora opposes “multi-unit residential development” being its own rule and instead seeks its integration with MRZ-R2.</p> <p>Deletion of this rule is sought, with the matters noted in Kāinga Ora comments on Rule MRZ-R2 being incorporated.</p>	<i>Delete MRZ-R18 in its entirety</i>
MRZ-R19	Support	Kāinga Ora generally supports this rule subject to amend residential design principles RES-MD2 (as above)	<i>(Amend residential design principles RES-MD2 - as above)</i>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought
MRZ-R20	Support	Kāinga Ora generally supports this rule subject to amend residential design principles RES-MD2 (as above)	<i>Amend residential design principles RES-MD2 - as above</i>
Part 3: Area Specific Matters - Medium Density Residential Zone – Built Form Standards			
MRZ-BFS1	Oppose	<p>Kāinga Ora opposes this standard.</p> <p>Land Use density limitations do not sufficiently enable residential intensification, and unduly restrict the intensification of residential land.</p> <p>Reliance on built form standards and enabling provisions for more than one unit on a site are considered more appropriate.</p>	<i>Delete MRZ-BFS1 Site density</i>
MRZ-BFS2 MRZ-BFS3 MRZ-BFS4	Support in part	Kāinga Ora generally supports these standards but seeks that any non-compliance is restricted discretionary to better reflect the anticipated built form of the zone and localised effects associated with any breach.	<p>Amend as follows:</p> <p>Activity status when compliance not achieved: DISRDIS</p> <p><u>Matters of discretion are restricted to:</u> <u>RES-MD5 - Impact on neighbouring property</u></p> <p><u>Notification</u> <u>An application under this rule is precluded from being publicly notified, but maybe limited notified.</u></p>
MRZ-BFS5	Support in part	<p>Kāinga Ora generally supports this standard, but requests amendments.</p> <p>Garages need only be setback if the vehicle door faces the road. Otherwise design issues are covered by the street interface rule below.</p>	<p>Amend as follows:</p> <p>1. Any building or structure other than a garage shall be setback a minimum of 2m from any road boundary (other than a strategic road or arterial road boundary where the</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
		<p>Deletion of standard seeking to control vegetation and structures on corner sites considered to be unworkable. Adequate visibility at intersections is typically provided by footpaths and road berms.</p>	<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>minimum setback shall be 6m) except for:</p> <ol style="list-style-type: none"> a. any fence permitted by MRZ-BFS8; b. poles and masts up to 6.5m in height above ground level; c. structures other than a fence, less than 10m² and less than 3m in height above ground level; d. any caravan; e. the replacement, maintenance and minor upgrading of any infrastructure; and f. any structure or residential unit adjoining an accessway that does not have doors or windows that open into that accessway. <p>2. Any garage <u>with a vehicle door that faces the street</u> shall be set back a minimum of 6m from the road boundary.</p> <p>3. Any building or structure shall be set back a minimum of 1m from any internal boundary, except that buildings on adjoining sites which share a common wall, the internal setback shall not apply along that part of the internal boundary covered by such a wall.</p> <p>4. Habitable room windows within any residential unit on the first floor or above shall avoid direct views into an adjacent residential unit located within 9m by:</p> <ol style="list-style-type: none"> a. being offset by a minimum of 0.5m in relation to any existing window in an adjacent residential unit; or b. having sill heights of 1.5m above floor level; or c. having fixed obscure glazing below 1.5m above floor level. <p>5. On corner sites, vegetation or structures exceeding 1m in height above ground level shall not be located within the structure and vegetation setback area identified by Figure MRZ-1.</p> <p>6. All buildings shall be set back a minimum of 4m from any</p>

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>site boundary with the rail corridor.</p> <p>Figure MRZ-1: Structure and Vegetation Setback</p>
MRZ-BFS6	Support in part	<p>Kāinga Ora seek and amendment to this standard.</p> <p>Any requirement to have a door face a street is overly prescriptive and not always appropriate. The glazing requirement is adequate.</p> <p>Change the notification clause so there is no public or limited notification.</p>	<p>Amend as follows:</p> <ol style="list-style-type: none"> 2. Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall: <ol style="list-style-type: none"> a. have at least one habitable room or kitchen located facing the street at ground level; and b. include at least 20% <u>15%</u> of the front façade in glazing (within window or door panels) of which at least half is clear; and c. shall have a door that is directly visible and accessible from the street. 3. Garage doors that face the street shall have a combined maximum width of 6.5m. <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</u></p>
MRZ-BFS7	Support in part	Kāinga Ora generally supports this standard but seek that HIRB is taken from 3m to better reflect the built form anticipated in the zone.	<p>Amend as follows:</p> <ol style="list-style-type: none"> 1. Structures shall not project beyond a building envelope

Section/Sub-section/Provision	Support/Support in Part/Oppose	Submission	Relief sought / decision requested
			<p>Changes sought by Kāinga Ora is shown in red as strikethrough for deletion and <u>underline</u> for addition. Consequential amendments may be required to give effect to the relief sought</p> <p>defined by recession planes measured 2.5m <u>3m</u> from ground level above any site boundary in.....</p> <p><i>(Appendix APP3 needs updated accordingly)</i></p>
MRZ-BFS8	Support in part	Kāinga Ora generally support this standard But seeks that the requirement to have permeable fencing between 0.9m and 1.2m is deleted as it is considered unduly restrictive when compared to any perceived environmental effects.	<p>Amend as follows:</p> <ol style="list-style-type: none"> 3. All fencing or walls fronting the road boundary; or within 2m of a site boundary with a public reserve, walkway or cycleway shall be: <ol style="list-style-type: none"> a. no higher than 1.2m above ground level; or b. where the site is a corner site, on one road boundary the height can be increased to 1.8m above ground level where at least 45% of the fence is visually permeable. 4. Any fence greater than 0.9m in height above ground level shall be at least 45% visually permeable as depicted in Figure MRZ-2, within 5m of any accessway, or within the structure and vegetation setback area shown in Figure MRZ-1.
MRZ-BFS9	Oppose	<p>Kāinga Ora supports this standard in part, but seeks amendments to reflect the scale of activity anticipated in the zone and provide greater clarity about what can be included in the OLS. As currently drafted a deck would potentially not be allowed in the OLS.</p> <p>Item 3 should be amended as per above. No further reduction is considered necessary.</p>	<ol style="list-style-type: none"> 1. Outdoor living space shall be provided as follows: <ol style="list-style-type: none"> a. a minimum of 30m² <u>15m²</u> of continuous outdoor living space able to contain a circle with a diameter of 4m <u>3m</u> shall be contained at ground level within the site of the residential unit (except a residential unit within a retirement village) or b. a balcony of at least 10m² with a minimum depth of 1.5m. 2. The required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line 2. Where outdoor living space is provided communally between two or more residential units under (1)(a), the

Appendix 2: Kāinga Ora Updated Relief Sought following S42A for Stream 7A Hearing / PDP Residential Zones

In the table below black text is as notified, “blue markup” amendments from S42A Report, and “red markup” Kāinga Ora evidence-relief sought.

General Objectives for all residential zones	
RESZ-O1	<p>Residential growth, location and timing</p> <p><u>Enable residential growth that provides a wide variety of housing typologies and densities:</u></p> <ol style="list-style-type: none"> 1. <u>to meet the communities needs for housing in the short, medium and long term; and</u> 2. <u>in locations that are in close proximity to activity centres, existing or planned active and public transport routes, community services, and public open spaces.</u> <p>Sustainable residential growth that:</p> <ol style="list-style-type: none"> 1. provides more housing in appropriate locations in a timely manner according to growth needs; 2. is responsive to community and <u>district</u> needs; and 3. enables new development, as well as redevelopment of existing Residential Zones.
RESZ-O2	<p>Residential <u>development sustainability</u></p> <p>Efficient and sustainable use <u>and development</u> of residential <u>land that is integrated with</u> <u>infrastructure planning</u>. is provided through appropriate location of development and its design.</p>
RESZ-O3	<p>Residential form, scale, design and <u>amenity values</u></p> <p><u>Enable residential development of a form, scale and design that:</u></p> <ol style="list-style-type: none"> i. <u>is commensurate with the zone and planned urban built form, and</u> ii. <u>that manages adverse effects on amenity values that will change over time as the zone is developed.</u> <p>A form, scale and design of development that:</p> <ol style="list-style-type: none"> 1. achieves a good quality residential <u>environment</u> that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and 4. manages adverse <u>effects</u> on the surrounding <u>environment</u>.
RESZ-O4	<p><u>Non-residential activities</u></p> <p>Small-scale <u>non-residential activities</u> that take place in residential areas support the function of local communities.</p>
RESZ-O5	<p>Housing choice</p> <p><u>Residential Zones</u> provide for the needs of the community through:</p> <ol style="list-style-type: none"> 1. a range of <u>residential unit types activities</u>; and 2. a variety of <u>residential unit</u> densities.

General Policies for all residential zones	
RESZ-P1	<p>Design of development</p> <p><u>Built form provides quality on-site residential amenity for residents and adjoining sites, and achieves attractive and safe streets and public open spaces</u>.</p> <p>New development in residential areas is well designed and laid out, including by:</p> <ol style="list-style-type: none"> 1. ensuring that the bulk, scale and location of <u>buildings on sites</u> is consistent with the <u>environment</u> anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger <u>sites</u> in the General Residential Zone and Medium Density Residential Zone to absorb greater height; 2. ensuring that the combination of <u>buildings</u>, paved surface, and <u>landscaped permeable surface coverage</u> retain a landscaped component for residential <u>sites</u> and provide opportunity for <u>on-site stormwater</u> infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and <u>stormwater</u> attenuation; 3. maintaining streetscapes in <u>Residential Zones</u> where garaging and <u>buildings</u> are set back from the street, and where these <u>setbacks</u> are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised; 4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to <u>residential units</u> facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated; 5. minimising the adverse impact of high fences on streetscape character and public safety; and 6. ensuring that <u>residential activities</u> are provided with sufficient <u>on-site outdoor living space</u> for residents through access to <u>outdoor living space</u> that is complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the <u>site</u> or within close proximity to the <u>site</u>).
RESZ-P2	<p>Multi-unit residential development</p> <p>Promote and manage the development of <u>multi-unit residential development</u> in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or <u>multi-site</u> redevelopment, by:</p> <ol style="list-style-type: none"> 1. ensuring that the development provides for active and passive engagement with the street at <u>ground level</u>, or where this is not provided that there are alternative design features that promote interaction; 2. ensuring that outdoor storage is integrated with the development to avoid adverse visual <u>effects</u> on the streetscape; 3. considering the context and character of the surrounding area and the extent to which it complements surrounding residential development; 4. ensuring that the development maintains or enhances <u>amenity values</u> and public safety by addressing the street, and where relevant, other areas of public open space; 5. minimising visual bulk of development through articulation of facades, using a variety of materials, and providing for a human scale to multi-storey <u>buildings</u>; 6. incorporating open space into the design that encourages interaction of people within developments, as well as the use of <u>landscaping</u> features to soften built form and provide for external and internal amenity value, including encouraging the retention of mature trees; 7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and <u>accessible</u>; 8. clearly demarcating public and private space, in particular where this faces the street, while continuing to provide for visual interaction; and 9. encouraging variation in <u>residential unit</u> sizes within a development to support housing choice.
RESZ-P3	<p>Safety and well-being</p> <p><u>Encouraging development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</u></p> <p>Provide for safety and well-being by:</p> <ol style="list-style-type: none"> 1. taking into account the following <u>CPTED</u> principles in the design of <u>structures</u>, <u>residential units</u>, outdoor areas and public open spaces: <ol style="list-style-type: none"> a. access — safe movement and connections; b. surveillance and sightlines — see and be seen; c. layout — clear and logical orientation; d. activity mix — eyes on the street; e. sense of ownership — showing a space is cared for; f. quality environments — well designed, managed and maintained environments; g. physical protection — using active security measures; and 2. <u>providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage</u> limiting signs and managing the impacts of <u>on-site</u> traffic generation to minimise impacts on neighbouring properties and <u>road</u> networks, and minimise adverse <u>effects</u> of <u>noise</u> and light, particularly in night time hours.

RESZ-P4	<p>Sustainable design</p> <p>In relation to design of <u>buildings</u> in <u>Residential Zones</u>, encourage and advocate for:</p> <ol style="list-style-type: none"> 1. minimisation of energy and <u>water</u> use, and the use of low impact design such as optimal <u>site</u> layout, passive solar design, solar power and <u>water</u> heating, and rainwater collection, detention and use; and 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and minor residential units.
RESZ-P8	<p>Housing choice</p> <p>Enable a variety of housing typologies that achieve the planned urban form anticipated for each zone.</p> <p>Enable a range of residential unit types, sizes and densities where:</p> <ol style="list-style-type: none"> 1. good urban design outcomes are achieved; and 2. development integrates with surrounding residential areas and infrastructure.
RESZ-P13	<p>Location of higher density development</p> <p>Locate higher density housing to support and have ready access to:</p> <ol style="list-style-type: none"> 1. commercial business areas, community facilities and open space; and 2. public transport and well-connected walkable communities.
RESZ-P14	<p>Development density</p> <p>Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:</p> <ol style="list-style-type: none"> 1. in new Development Areas, achieve a minimum <u>net density</u> of 15 households per ha averaged across the whole of the residential Development Area within the relevant <u>ODP</u>, unless there are demonstrated constraints then no less than 12 households per ha. 2. in new Large Lot Residential Zone Overlays, achieve a <u>net density</u> of 1 to 2 households per ha.